

AT A MEETING OF THE MONTGOMERY COUNTY PLANNING COMMISSION ON SEPTEMBER 10, 2008 IN THE BOARD ROOM, SECOND FLOOR, COUNTY GOVERNMENT CENTER, CHRISTIANSBURG, VIRGINIA:

**CALL TO ORDER:**

Mr. Seitz, Secretary called the meeting to order and established the presence of a quorum.

Present: William Seitz, Secretary  
Steve Cochran, Member  
Frank Lau, Member  
Steve Howard, Member  
David Moore, Member  
Bryan Rice, Member  
Malvin Wells, Member  
John Muffo, Board of Supervisors Liaison  
Steve Sandy, Planning Director  
Dari Jenkins, Planning & Zoning Administrator  
Brea Hopkins, Zoning Technician  
Bob Pearsall, GIS Manager

Absent: Robert Miller, Chair  
Walt Haynes, Vice Chair

**PUBLIC ADDRESS:**

None

**APPROVAL OF AGENDA:**

On a motion by Mr. Howard, seconded by Mr. Cochran and unanimously carried the agenda was approved as presented.

**APPROVAL OF CONSENT AGENDA:**

On a motion by Mr. Moore, seconded by Mr. Howard and unanimously carried the consent agenda was approved as presented.

**PUBLIC HEARING:**

A request by Thomas A. & Penny L. Taylor and Charles A. & Margaret Taylor to rezone approximately 2.3 acres from Agriculture (A-1) to Residential (R-3), with possible proffered conditions, to allow residential single family dwelling. The maximum allowed density in the proposed zoning district is nine (9) dwelling units per acre. The parcel(s) are located at 2971 Peppers Ferry Road, and are identified as Tax Parcel No(s). 064-A-141, 141E (Acct #'s 019068, 029370) in the Riner Magisterial District (District B). The property currently lies in an area designated as Rural in the Comprehensive Plan with an allowable density of 0.75 units per acre.

and

A request by Charles A. & Margaret Taylor, for a Special Use Permit (SUP) on approximately 1.479 acres in a Residential (R-3) zoning district to allow a Class A (doublewide) Manufactured Home. The property is located at 2971 Peppers Ferry Road, and is identified as Tax Parcel No(s). 064-A-141 (Acct

#'s 019068) in the Riner Magisterial District (District B). The property currently lies in an area designated as Rural in the Comprehensive Plan.

Mr. Sandy stated the applicants were requesting to rezone their property from Agriculture (A-1) to Residential (R3). An additional request for a special use permit has been submitted to allow a Class A (doublewide) manufactured home. There is an existing manufactured home on one of the parcels therefore it is necessary to have a special use permit for this use. The applicant had deeded a 0.5 acre parcel to a family member; however, that lot size is not allowed in an Agriculture (A1) district. The two applicants have filed a joint request to rezone meeting the minimum area required. It should be noted there is little potential for development beyond a family subdivision because of the absence of state road frontage. The request does comply with the Comprehensive Plan and lies within the Belview Village and is further designated as low density residential. The property is served by public water and sewer. VDOT has indicated the existing entrance had inadequate sight distance but will not require any changes since the drive serves only 2 dwellings at this time. Montgomery County Public Schools has indicated the Belview School is overcrowded; however, with the limited ability to develop the property, few if any children would be added to the system.

Mr. Seitz opened the public hearing.

Mr. Taylor stated the driveway is actually Old Mill Road which has been in existence prior to Route 114. The sewer line does not have the capacity to allow for further development. There are only two (2) additional dwellings that may be constructed by family members.

There being no further comments the public hearing was closed.

Mr. Wells stated the request was acceptable

On a motion by Mr. Moore, seconded by Mr. Howard, and carried by a 7-0 vote (Miller & Haynes absent) the planning commission recommended approval of the request by Thomas A. & Penny L. Taylor and Charles A. & Margaret Taylor to rezone approximately 2.3 acres from Agriculture (A-1) to Residential (R-3) to allow residential single family dwelling.

On a motion by Mr. Moore, seconded by Mr. Wells and carried by a 7-0 vote (Miller & Haynes absent) the planning commission recommended approval of the request by Charles A. & Margaret Taylor, for a Special Use Permit (SUP) on approximately 1.479 acres in a Residential (R-3) zoning district to allow a Class A (doublewide) Manufactured Home.

A request by Ellet Valley Development, (Agent: Gay & Neel) for a Special Use Permit (SUP) on approximately 11.62 acres in a Community Business (CB) zoning district to allow 14 single family dwelling units. The property is located on the East Side of Cascades Road 500 feet southwest of the Mid Pine Rd/Cascades Rd intersection, and is identified as Tax Parcel No(s). 55-A-B2, 55-12-531 (Acct No. 033633, 010645), in the Mount Tabor Magisterial District (District B). The property currently lies in an area designated as Residential Transition in the Comprehensive Plan.

Mr. Sandy stated the property is zoned Community Business (CB) which permits residential uses by special use permit. He handed out revised road plans and a letter regarding the wastewater treatment facility. This is a vacant piece of property that was set aside as a reserve area on the original plans. The request is to allow 14 single family dwellings. He reviewed maps and video of the property. The property lies within an area designated as Residential Transition in the Comprehensive Plan. The road

will be reconfigured to meet the VDOT requirements including the grade. If approved, the lots would follow building requirements for the Residential (R1) zoning district. The lots would be served by individual wells and the existing sewer system. Gay and Neel have been studying the sewer system and identifying issues such as infiltration, etc. The allowed capacity is 35,000 and the system is currently operating at 12-14,000. These lots would not put the development over capacity. The Montgomery County Public Schools have indicated there are not capacity issues; however, there needs to be adequate road grades for the buses to serve the subdivision safely. He discussed concerns regarding the following:

- Cascades Road not in state road system
- Address design principles outlined in the comprehensive plan
- Erosion and storm water concerns, removal of vegetation.
- Private water system and consent order status with DEQ because the facility exceeds capacity at times.

Mr. Cochran asked who maintains Cascades Road since it is not within the state system.

Mr. Sandy stated the developer is responsible for maintenance.

Mr. Lau stated he was concerned about school bus access and safety issues. A 16% grade is too steep for a bus to travel.

Mr. Sandy stated the grade is also a concern for fire and rescue.

Mr. Lau noted he would like that concern addressed.

Mr. Seitz opened the public hearing.

Mr. John Neel, Gay & Neel, Inc., asked for those in opposition to stand. Nine (9) people stood. He noted Gay & Neel was not involved in this request until 2005. Since that time, a lot of progress has been made to resolve some of the issues. This project would require a large expenditure therefore the developer needs some assurance that it can be developed prior to spending money for improvements. The school bus does not use Augusta National and it is probably due to the steep grade 16-20%. There is uncertainty whether the school bus would go down Cascades Road with the 16% grade. Certain areas of Cascades road were not built within the right of way. These types of issues will need to be corrected but will require cooperation with the current property owners within the subdivision. He noted the developer would like to work with the property owners to correct the road issues. By doing such, it may be possible that the property owners would receive additional land. In regards to the sewer issues a document has been distributed. Studies have been done to determine the cause of the issues. One major problem was the infiltration of storm water into the system. Manholes have been installed, raised, etc. to help mitigate this problem. There is additional work that needs to be done and progress is still being made. Storm water and E&S are normally handled at the subdivision phase. There is a grading permit for the property currently. It is an eyesore to the neighbors. There are not any community businesses that would be appropriate for the property, so residential use seems more appropriate. He noted the developer was willing to work toward addressing some of the concerns expressed by staff and the residents.

Ms. Joan Moore, Plank Drive, stated she was in opposition to the proposal because the property was rezoned for use by Blacksburg Country Club only for recreational purposes. If you allow the residential use by special use permit all proffers are waived. She noted she had no objections to a few homes but the property should be rezoned to Residential (R1). The sewer system should be transferred to the

county prior to allowing additional homes. No development on the hill should be allowed until issues are addressed.

Mr. Kerry Mason, 1955 Cascades Road, stated she opposed the application because the area was designated as reserved space and used by Country Club property. Traffic issues, sewer issues, stewardship issues, numerous broken commitments, potholes, etc are all reasons to deny the request. The sewer smells in subdivision and the person at the plant does not know how to respond to the alarms. The developer has not been a good neighbor in the past so there is not a reason to believe he will work with the residents to resolve the issues.

Mr. Todd Forth, 1860 Augusta National, stated his children on Augusta National have to walk to the school bus stop. The developer has broken laws by driving through stop signs and has even driven over many of the signs within the subdivision. He has not shown he will make any necessary improvements.

Mr. Bill Foster, 1865 Mountainside, treasurer of the Home Owners Association, stated the extension of sewer network is a major concern. The sewer company is owned by Ellet Valley. There is a bad relationship between homeowners and the developer/owner of the sewer company. Currently, the subdivision has the highest sewer rates in the country. Additional homes would cause the rates to increase. B&J has made improvements; however, no information has been given to the homeowners.

Mr. Phil Bowden, 2076 Cascades Road, stated it was necessary to see what has been done to the hill. Fill dirt is moved off the hill with dump trucks from 7am to 5pm. These dump trucks speed throughout the subdivision. The road has never been brought up to VDOT standards after many promises. Why should resident believe the developers now? There are storm water ponds within five (5) feet of the road and no guardrails.

Ms. Peggy Bowden, 2079 Cascades, handed out pictures showing current conditions regarding runoff, Cascades Road mudslides, and the results of blasting from mining operations from 7 am – 5pm. These types of activities are not expected in this type of subdivision.

Mr. Joey Poff, 2080 Cascades, noted his concerns of ongoing blasting, excavation, and traffic. The open grade permit should be rescinded. For years the neighborhood has been disrupted by the developer's actions.

Mr. Ronnie Bland, 1851 Augusta National, stated he was assured that the property was for country club use and would never be built upon. This was the reason he purchased his property. If the developer is allowed to be build the traffic is going to increase and be much worse. During the blasting, the rocks that fall off of that hill are large and is going to cause someone to get hurt or worse.

Mr. Herb Alcorn, 2060 Cascades, stated the other steep grades in the subdivision are short. The proposed grade will be a much longer road. This is dangerous for school buses and other vehicles to travel.

Mr. Ben Faulkner, 2070 Cascades, stated there are too many unanswered questions. If any consideration is given, a definite timeline needs to be applied and enforced. The hill is a tremendous eyesore.

Mr. Terry Strock, past president of Homeowners Association, distributed pictures showing hill before and after the clearing. No permission was obtained prior to beginning the clearing. The county engineer recommended that remedial action be taken in 1998. To this date this has not been done. If this special use permit is not granted the homeowners request that Ellet Valley Development company re-plant trees and grass on the area they have disturbed.

Mr. Pat Devons, President Homeowner's association stated that the same people own Ellet Valley Development and B&J Enterprises. The erosion issues, upgrades to Cascades Road, and other problems have all been promised to be done "later" by the developer; however, it never happens. It is not acceptable to compound the problem because it was done in the past. There are already problems with school buses, fire, rescue, slopes, etc. If approved the covenants should comply with the rest of subdivision. It is necessary to have the developer meet past requirements prior to proceeding.

There being no further comments the public hearing was closed.

Mr. Howard stated that if approved there should be one set of covenants and one homeowners association not a separate community.

Mr. Moore stated he had the opinion that with creativity the problem is actually part of solution. But the proposal is not there yet and it will take more than one month to fix the plan. The developer needs the lots to pay for improvements to the subdivision; however, at this point trust is an issue.

Mr. Lau stated that the area should be used as a community area but there are many concerns.

Mr. Wells stated more homes are not going to resolve the ongoing problems that have occurred for many years.

Mr. Cochran stated it is unfortunate the property looks like it does. Some development may improve that but existing problems need to be resolved.

On a motion by Mr. Moore, seconded by Mr. Cochran, and carried by a 7-0 vote (Miller & Haynes absent) the Planning Commission recommended denial of the request by Ellet Valley Development, (Agent: Gay & Neel) for a Special Use Permit (SUP) on approximately 11.62 acres in a Community Business (CB) zoning district to allow 14 single family dwelling units.

Mr. Sandy stated that the applicant could withdraw the request prior to the board meeting.

A request by Charles Lewis Wheeling, (Agent: Ntelos) for a Special Use Permit (SUP) on approximately 24.19 acres in an Agriculture (A-1) zoning district to allow a 130' telecommunication tower. The property is located at 174 Friendship Road, and is identified as Tax Parcel No(s). 82-A-158 (Acct No. 028687), in the Shawsville Magisterial District (District C). The property currently lies in an area designated as Resource Stewardship in the Comprehensive Plan.

Ms. Jenkins stated the request was to allow a telecommunications tower on Friendship Road. The tower will be used by Ntelos and possibly two (2) collocators with an additional space for fire & rescue. She presented maps and pictures of the property. The property is wooded and lies within an area designated as resource stewardship. There are no critical features on this property. There are limited impacts. Traffic would average one trip per month once construction is complete. There will be no lighting on the tower. Site Safe conducted an aeronautical study and found no safety issues for aircraft. The tower is proposed to be a flush mount antenna on a monopole.

Mr. Bob Pearsall, presented the view shed analysis using the LiDar software. The visibility is the same with a 100 ft. tower as it is with a 130 ft. tower.

Ms. Jenkins reviewed the plans and photo simulations submitted. A letter has been submitted by an adjoining property owner.

Mr. Wells stated he had received a call from a resident regarding the entrance. Is there an estimated location for the access?

Ms. Jenkins stated VDOT has indicated there is not an issue with the site because of the limited use.

Mr. Seitz stated it does not appear much area is being covered.

Ms. Jenkins stated the analysis by GIS staff is for view shed only but could indicate it is not a lot of coverage area. Part of the goal of this tower is to fill in gaps of coverage along 460.

Mr. Seitz opened the public hearing.

Mr. Mike Pace, Attorney for NTELOS, stated that Ntelos strives to collocate. There are no new ground builds in this area. It should be noted that Ntelos will also collocate on the tower approved by the Board of Supervisors on Monday. This proposed site has limited coverage area but is important to service customers and provide coverage along a three (3) mile area on Route 460. Propagation maps have been submitted with the application. He reviewed other sites studied. This site was the most reasonable. At 130 ft. there is the ability to have three (3) collocations. NTELOS has helped build an inventory of sites. He noted Ntelos was aware of Ms. Bailey's letter regarding access concerns. The road will not require constant travel. A technician will visit the site once per month. VDOT has studied the entrance and stated they have no concerns. Conditions recommended in the staff report are acceptable. Most have been complied with already. The property is within a resource stewardship area and this application has minimized the impacts. Some of the mitigating factors include: wooded land limiting the visibility of the tower, no noise, no lighting, no traffic, no drain on public utilities, collocation opportunities, public safety benefit, it will connect an existing system of towers already approved, and all wires will be underground.

Mr. Fred Bailey, Friendship Road, stated the road stays frozen in the wintertime and additional drainage from the access would make this problem worse.

Ms. Linda Bailey, Friendship Road, stated that this site is not the only site available. She noted she was contacted about placing a tower on her property; however, a monetary agreement could not be made. The proposed site is dangerous because of the access location. It only takes one trip to hurt someone. The drainage is horrendous and there are children that get on the bus in this area.

Mr. Pace stated that an erosion and sediment control permit would be obtained and all state regulations would be complied with. The access will not increase the danger of the road.

Ms. Bailey stated that it should also be noted the proposed site is above a Norfolk Southern cut. The land has to be studied to prevent it from caving in.

There being no further comments the public hearing was closed.

Mr. Wells stated the site was appropriate for a tower. He noted he understood concerns regarding the road conditions; however, if VDOT approved entrance the planning commission cannot go against their approval.

Mr. Rice stated the proposed access curves before meeting up with road so the impact is minimized. The site is an appropriate location for the tower. There will be minimal impacts once site is completed. He asked if signage would be placed during construction of the access.

Mr. Pace stated signs and a flagman would be used during construction.

On motion by Mr. Howard, seconded by Mr. Rice and carried by 7-0 vote (Miller & Haynes absent) the planning commission recommended approval of the request by Charles Lewis Wheeling, (Agent: Ntelos) for a Special Use Permit (SUP) on approximately 24.19 acres in an Agriculture (A-1) zoning district to allow a 130' telecommunication tower with the following conditions:

1. Tower shall not exceed a total overall height of 135 feet inclusive of the proposed lightening rod with a ground elevation of 1,783 ft. Tower shall not have lighting unless required by the FAA. Tower shall have a base diameter not to exceed 30 inches and a top diameter of 22 inches.
2. Site development shall be in substantial conformance with the plans entitled, "NTelos Proposed 130' Monopole Tower, RN819 – Georges Run, Friendship Road, Shawsville, VA 24162", prepared by Terradon, dated July 16, 2008 and received by Montgomery County on August 1, 2008.
3. Tower shall be of a "monopole stealth design" and all antennae shall be flush mounted (distance between face of pole and outer face of antennas not to exceed 12 inches) on the structure. Tower shall be painted brown (Wooden Cabin or similar). All wiring and cables shall be located inside the pole structure.
4. Engineering plans signed and sealed by a licensed engineer in the State of Virginia shall be submitted to and approved by the Building Official prior to issuance of a building permit.
5. No platforms or dishes shall be permitted on the structure above the tree line.
6. Tower shall meet all regulations found in Section 10-48(6) of the Montgomery County Zoning Ordinance.
7. Backup generator, if applicable, shall not be fueled by any liquid fuel source.
8. Owner/agent shall provide police, fire and rescue services antennae space on the proposed tower for the agreed upon rental rate of \$1 per year subject to the structural capacity of the tower and provided that emergency service antennae do not provide radio frequency interference to other antennae located upon the tower.
  - Emergency service providers shall provide equipment.
  - Tower owner/agent shall install the antennae at market rate.
  - The second highest space on the pole shall be made available to the County. In the event that Montgomery County has not used this space and another cellular carrier wishes to co-locate on the same tower, the tower owner shall give the Montgomery County Administrator fourteen (14) days notice by Certified Mail of their intent to occupy this location. If the County declines the offered location, the tower owner will provide the County with the next highest location on the tower. In no case shall the County be offered a height of less than one-hundred feet (100 feet) on the tower.

Mr. Seitz called for a five (5) minute recess.

Mr. Seitz called the meeting to order.

A request by Sarah M. Wall, Life Estate, (Agent: Ntelos) for a Special Use Permit (SUP) on approximately 64 acres in an Agriculture (A-1) zoning district to allow a 130' telecommunication tower. The property is located at 1483 Matamoros Lane, and is identified as Tax Parcel No(s). 52-A-100 (Acct No. 020270), in the Prices Fork Magisterial District (District E). The property currently lies in an area designated as Resource Stewardship in the Comprehensive Plan.

Ms. Jenkins stated the request was to allow a 130' telecommunications tower. She reviewed the maps and plans for the property. The property is zoned Agriculture (A1) and lies within an AFD district. The Board of Supervisors has authority to decide if the tower is compatible with AFD district. The property is in an area designated as resource stewardship in the comprehensive plan. The tower will be a flush mount antenna with collocation opportunities. Michael St. Jean, VT Airport, has indicated there are no issues with the location of the tower and interference with flights. EMS has requested space on this tower if needed.

Mr. Pearsall presented the view shed analysis for a 100 ft. tower and a 130 ft. tower. It appears that the tower (using the coordinates given) may not be accomplishing the goals stated.

Ms. Jenkins stated the Town of Blacksburg has submitted their comments stating that the site was in compliance with their comp plan but the planning commission recommended denial in their letter dated September 2, 2008. The proposed conditions should address their concerns. One letter of opposition has been submitted.

Mr. Seitz opened the public hearing.

Mr. Pace, attorney for Ntelos, stated the coordinates on the plan were wrong; however, the site plan is correct. He stated there are nine (9) sites held by NTELOS in this area and all are collocations. The goal is to cover Prices Park, Merrimac and specifically the Hethwood community. The closest collocation opportunities were Crown Castle and SBA but these sites were too tall and they overshoot the existing towers in Blacksburg which would cause interference. Nine (9) sites were studied; however, for different reasons those sites would not work mostly due to lack of owner interest. Three (3) of those sites were on the Wall property. He presented the propagation maps and the existing network of towers. Ms. Roston's letter recommends a shorter tower with low profile which has been done with 130 ft. and flush mount. The concerns of the Blacksburg Planning Commission have been addressed. The application is in compliance with the comprehensive plan. Mitigating factors include; mature tree cover, three (3) additional location opportunities, no noise, no traffic, no lighting, flush mount, public safety benefit, and no strain on utilities.

Mr. Sandy asked for clarification regarding the two (2) existing sites and why they are not acceptable.

Mr. Joel Keister, technology engineer for NTELOS, discussed how lowering the height allowed more down tilt and eliminated interference. He noted that new services are also more sensitive to coverage and overlapping signals.

Mr. Randi Lemmon, 4572 Pearman Road, representing Ann Yates, stated his client owns property within the view shed. They were initially concerned with the request but with the flush mount monopole, no lighting, brown paint conditions they are satisfied. They were also interested in the additional service and like that it would enhance the emergency service.

There being no further comments the public hearing was closed.

Mr. Cochran stated he was concerned that he Town of Blacksburg and their Planning Commission had submitted inconsistent responses. He noted he was also concerned that the true view shed could not be seen since the coordinates were not correct.

Mr. Moore stated it is always nice to have the visualization; however, it is not necessary since the photo simulations were submitted.

Mr. Howard stated the comments from Blacksburg could be disregarded since their concerns had been addressed.



On a motion by Mr. Moore, seconded by Mr. Howard and carried by a 6-1 vote ((Miller and Haynes absent; Cochran opposed), the Planning Commission recommended approval of the request by Sarah M. Wall, Life Estate, (Agent: Ntelos) for a Special Use Permit (SUP) on approximately 64 acres in an Agriculture (A-1) zoning district to allow a 130' telecommunication tower with the following conditions:

1. Tower shall not exceed a total overall height of 135 feet inclusive of the proposed lightening rod with a ground elevation of 2,051 ft. Tower shall not have lighting unless required by the FAA. Tower shall have a base diameter not to exceed 30 inches and a top diameter of 22 inches.
2. Site development shall be in substantial conformance with the plans entitled, "NTelos Proposed 130' Monopole Tower, RN-516 – Matamoros Lane, Blacksburg, VA 24062", prepared by Terradon, dated July 21, 2008 and received by Montgomery County on August 1, 2008.
3. Tower shall be of a "monopole stealth design" and all antennae shall be flush mounted (distance between face of pole and outer face of antennas not to exceed 12 inches) on the structure. Tower shall be painted brown (Wooden Cabin or similar). All wiring and cables shall be located inside the pole structure.
4. Engineering plans signed and sealed by a licensed engineer in the State of Virginia shall be submitted to and approved by the Building Official prior to issuance of a building permit.
5. No platforms or dishes shall be permitted on the structure above the tree line.
6. Tower shall meet all regulations found in Section 10-48(6) of the Montgomery County Zoning Ordinance.
7. Backup generator, if applicable, shall not be fueled by any liquid fuel source.
8. Owner/agent shall provide police, fire and rescue services antennae space on the proposed tower for the agreed upon rental rate of \$1 per year subject to the structural capacity of the tower and provided that emergency service antennae do not provide radio frequency interference to other antennae located upon the tower.
  - Emergency service providers shall provide equipment.
  - Tower owner/agent shall install the antennae at market rate.
  - The second highest space on the pole shall be made available to the County. In the event that Montgomery County has not used this space and another cellular carrier wishes to co-locate on the same tower, the tower owner shall give the Montgomery County Administrator fourteen (14) days notice by Certified Mail of their intent to occupy this location. If the County declines the offered location, the tower owner will provide the County with the next highest location on the tower. In no case shall the County be offered a height of less than one-hundred feet (100 feet) on the tower

On a motion by Mr. Cochran, seconded by Mr. Howard and unanimously carried, the planning commission extended its' meeting to 10:15pm.

#### **OLD BUSINESS:**

None

#### **NEW BUSINESS:**

None

## **LIAISON REPORTS:**

### **Board of Supervisors- John Muffo**

No report.

### **Agriculture & Forestal District- Bob Miller**

No report.

### **Blacksburg Planning Commission – Walt Haynes**

No report.

### **Christiansburg Planning Commission – Bryan Rice**

Mr. Rice stated the Christiansburg Planning Commission met Monday to discuss two (2) conditional use permits not relating to the county. They also discussed amending the town code regarding signs and the historical overlay district.

### **Economic Development Committee- David Moore**

No report.

### **Public Service Authority – Malvin Wells**

Mr. Wells reported that the PSA had a meeting; however, there was not any business relating to the planning commission.

### **Parks & Recreation- Steve Howard**

Mr. Howard stated there was a good turnout for the dedication of the motor mile complex. The Frog pond closed with the annual dog swim.

### **Radford Planning Commission- Steve Cochran**

No report.

### **School Board- Bill Seitz**

No report.

### **Transportation Safety Committee- Malvin Wells**

No report.

### **Planning Director's Report- Steve Sandy**

Mr. Sandy stated there will be a CPEAV event Oct. 12-14. If anyone is interested in attending they will need to let Brea know. The meeting and site visit on September 17<sup>th</sup> will be cancelled. The Jordan cell tower request was approved with condition that permanent fencing be placed around the slave cemetery. The Johnson addition to the AFD district was also approved. HS Tejas has requested that the condition relating to helipad be revised to allow it to be located in Roanoke County.

There being no further business, the meeting was adjourned.